



COOPERS WOOD

CROWBOROUGH - £630,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

20 Coopers Wood, Crowborough, TN6 1SW

**Entrance Hall - Downstairs Cloakroom - Sitting Room
Reception/Dining Room - Conservatory - Study
Kitchen - Four Bedrooms - En Suite Shower Room
Family Bathroom Single Garage - Off Road Parking
Front & Rear Gardens**

Sat back from the road behind a mature front garden and high quality resin bond driveway is this well presented, detached family home. You step in through a modern UPVC front door with sidelights into the entrance hall where on your right, is the useful downstairs cloakroom. On your left is the sitting room with its wide bay window offering ample light and pleasant views of the leafy surroundings. It has ample space for large sofas and has a smart electric fireplace creating a focal point to the room. Glazed, double doors allows the room to blend seamlessly into the reception/dining room behind. With two large roof lights, it's a particularly light and airy room. Currently used as a dining room, it has plenty of versatile uses. Beyond is the conservatory with plenty of seating space and with glorious views of the garden along with direct garden access from the French Doors. The last of the reception rooms is the downstairs study with plenty of desk and furniture space. Completing the ground floor is the immaculate kitchen. It is a delightful space with ample useful fitted handleless cabinets and work surfaces along with space for a table and chairs. Included is a one and half sink with drainer and range oven with two ovens, grill, warming plate and 7 plate gas hob. There is also plenty of space for free-standing white goods. Other features to note is a separate coats and shoes storage area, wide window with garden views, side door with garden access and underfloor heating.

Climbing the carpeted stairs, you reach the split-level landing with access to each of the four bedrooms and family bathroom. The landing has a wide window with leafy views, loft access and a fitted airing cupboard. The first of the bedrooms is a spacious double bedroom and is situated at the front of the house. It enjoys pleasant leafy views and includes fitted wardrobes along with a fitted desk. The main bedroom is a spacious double room with a pleasant outlook onto the garden. It has plenty of fitted wardrobes, a wide window and en-suite shower room.





The en-suite is well presented and has fully tiled walls, walk-in power shower, WC, wash basin with fitted storage, LED lit mirror, chrome heated towel rail and frosted window. Bedroom three is at the front of the house and is a small double or large single bedroom. It has a bay window with leafy outlook and fitted wardrobes. Bedroom four is another small double or spacious single. It has a wide window with views over the garden and plenty of space for bedroom furniture. Completing the first floor is the well presented family bathroom. It has tiled floors and walls, bath with shower screen and shower over, WC, wash basin with fitted storage along with a tall chrome heated towel rail and frosted window.

Outside, the rear garden has a spacious patio area with steps leading to the well maintained lawn. There is a further patio area, mature shrubs and plants, fruit trees along with a further more wooded area of garden at the rear with log store. Secure gated side access leads you to the front of the house where there is a smart resin bond driveway with parking for several vehicles, a further lawn area and access to the garage which has an up and over door and power supply.

UPVC front door into entrance hall.

ENTRANCE HALL:

Carpeted, radiator and tall opaque windows.

DOWNSTAIRS CLOAKROOM:

WC and wash basin. Tiled effect flooring, part tiled walls, radiator, under stairs cupboard and frosted window.

SITTING ROOM:

A light, and airy room featuring an electric fireplace. Carpeted, two wide radiators, wide bay window and double part glazed doors to reception/dining room.

RECEPTION ROOM/DINING ROOM:

A light, and airy spacious room featuring a log burning stove. Carpeted, wide radiators, wide windows and two sky lights. French doors to conservatory, double doors to study and door to kitchen.

CONSERVATORY:

A lovely, spacious room with wood effect flooring, polycarbonate roof, wall lighting and French doors to garden.

STUDY:

Carpeted, radiator and ample space for office furniture.

KITCHEN/BREAKFAST ROOM:

Cream handleless high and low level cabinets with stone-effect worktops, incorporating a one and a half bowl sink with drainer. Range oven with 7 ring gas hob, two ovens, grill and warming oven along with space for usual white goods. Space for breakfast bar or table and chairs and separate space for coats and shoes. Tiled flooring with underfloor heating, radiator and two wide windows, one with pleasant garden views.

Carpeted stairs to first floor landing:

FIRST FLOOR LANDING:

A light, and airy landing with fitted airing cupboard and loft access. Carpeted, radiator and wide window.

BEDROOM:

A light, and airy spacious double bedroom with fitted wardrobes, cupboards and fitted desk. Carpeted, wide radiator and window with a leafy outlook.

MAIN BEDROOM:

Large, light and airy double room with fitted wardrobes. Carpeted, radiator and wide window with garden views.

EN SUITE SHOWER ROOM:

Walk-in power shower, WC and wash basin with fitted storage. Fully tiled walls, LED lit mirror, chrome heated towel rail and frosted window.

BEDROOM:

Light, and airy small double or large single with double fitted wardrobes. Carpeted, radiator and wide bay window with lovely leafy outlook.

BEDROOM:

Small double or large single with space for bedroom furniture. Carpeted, radiator and large wide window with lovely garden views.

FAMILY BATHROOM:

Bath with shower over and folding shower screen, WC and wash basin with fitted storage. Tiled floors and walls, tall chrome heated towel rail and wide frosted window.

OUTSIDE REAR:

Offering versatile uses and extremely secluded the rear garden features a patio area with outside tap and raised well stocked flower/rockery beds. Steps to lawn area with established bordering plants, shrubs and fruit trees and second patio area. Winding footpath to further garden area with summer house, mature trees and log store. Footpath to side of the house providing secure gated access to front driveway and with mature flower beds and vegetable patch along with bin storage.

OUTSIDE FRONT:

Smart resin bond driveway leading to a single garage with tall ceilings, wall mounted boiler, power and lighting. In addition there is a mature front lawn, an outside tap and sandstone steps to front entrance door.



SITUATION:

Crowborough, the largest and highest inland town in East Sussex, is nestled within the picturesque High Weald Area of Outstanding Natural Beauty and borders the Ashdown Forest. The town centre has a charming atmosphere, offering a wide variety of supermarkets, independent shops, restaurants, and cafes. The area boasts an excellent range of schooling, alongside the Crowborough Leisure Centre, which features a swimming pool, gym, sports hall, and a children's playground. The town is well-connected with a mainline railway station offering services to London, as well as a good selection of bus routes. Crowborough also offers plenty of attractions, including nature reserves, sports facilities, playgrounds, a thriving arts scene, and various annual events. To the west, you'll find Ashdown Forest, renowned for inspiring A. A. Milne's Winnie the Pooh. The forest provides an excellent setting for walking, horse riding, and enjoying breathtaking views of the Sussex countryside. Coopers Wood is ideally placed, with a footpath taking you to some breathtaking forest walks within just minutes by foot. Within Coopers Wood is the popular Coopers Arms public house which is a short walk away. It's a traditional pub that serves locals with a stunning garden offering pleasant views. The Coopers Arms has recently been recognised by The Times as one of the top 500 pubs in the country for 2026. The spa town of Royal Tunbridge Wells, located about eight miles to the north, offers a mainline railway station, a wide range of schools, and a diverse mix of shops, restaurants, and cafes, particularly in the historic Pantiles and Old High Street areas.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWINGS:

By appointment with Wood & Pilcher Crowborough
01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England
- www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Central Heating



Approximate Area = 1728 sq ft / 160.5 sq m

Garage = 178 sq ft / 16.5 sq m

Total = 1906 sq ft / 177 sq m

For identification only - Not to scale



Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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